Davidson County	DEEDWARR
Recvd: 06/26/15 16:00	2 pgs
Fees:13.00 Taxes:1938.80	
20150626-0061899	

WARRANTY DEED

A. C. HALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 8, 2019

P-JGLAC-15-1919

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $524,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF JUNE, 2015.

Notary Public

MY COMMISSION EXPIRES: 5-8-19

(AFFIX SEAL)

GAN - 152283

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Julia C. Schaum	**Navy Federal Credit Union**	
(NAME)	(NAME)	**083060O00200CO**
1919 Truett Avenue	**5550 Heritage Oaks Drive**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	**Pensacola, FL 32526**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **JGLAC, GP**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **JULIA C. SCHAUM, AN UNMARRIED WOMAN, AND BRIAN L. LOW, AN UNMARRIED MAN**, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit B on the Plan of The Estates At 1913 Truett, a Horizontal Property Regime with Private Elements, and established in Exhibit "C" by the Declaration of Covenants, Conditions and Restrictions of record in Instrument Number 20140527-0045462 in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to JGLAC, GP by Warranty deed from Anita Hepburn, unmarried of record in Instrument No. 201405220044216 Register's Office for Davidson County, Tennessee, dated April 30, 2014 and recorded on May 22, 2014.

This conveyance is subject to:
- All matters shown on Plan of record in Plat Book 2330, Page 138;
- All matters shown on Plan of record as Exhibit "C" in Instrument No. 201405270045462;
- Covenants, Conditions and Restrictions of record in Instrument No. 20140527-0045462, Register's Office for Davidson County, Tennessee; and
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1919 Truett Avenue, Nashville, Tennessee 37206**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this the 24th DAY OF JUNE, 2015.

JGLAC, GP

By:_____
John Gleaves, Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN GLEAVES, signing for JGLAC, GP, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be the Authorized Agent of JGLAC, GP, the within named bargainor, a partnership, and that he as such Authorized Agent executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 24th day of June, 2015.

_____
Notary Public

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires August 23, 2016

My Commission Expires:

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

True Copy Certification

I Anita L. Leach, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true correct copy of the original document executed and authenticated according to law.

Anita L. Leach

State of Tennessee/County of Wilson SS:

Personally appeared before me, Shelly M Smith, a notary public for this County and State, Anita L. Leach, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

SHELLY M SMITH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04/20/2018

Shelly M Smith